

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **March 9, 2004**

AGENDA ITEM NO.: 7

CONSENT:

REGULAR: **X**

CLOSED SESSION:

(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Rezoning – 2134 Old Forest Road, B-1 (Conditional) to B-1 (Conditional)**

RECOMMENDATION: Denial of the requested rezoning petition.

SUMMARY: Robert D. Crocker is petitioning to rezone approximately 2.9 acres located at 2134 Old Forest Road from B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional) to amend previously approved proffers to allow the use of the property as an eight (8) room lodging house, massage therapy center and spa. The Planning Commission recommended denial of the rezoning because:

- The proposed 26,000 square foot building would be out of character with the rest of the neighborhood.
- The site plan did not clearly indicate how the renovations would occur.

PRIOR ACTION(S):

February 25, 2004: Planning Division recommended approval of the rezoning.
Planning Commission recommended denial 3-2 (with two members absent) of the rezoning. The following proffers were voluntarily submitted by the petitioner:

1. The property will be developed in substantial compliance with the site plan dated 12/09/03 and revised 1/30/04.
2. The length of construction, once started, will not exceed two (2) years.
3. The number of lodging rooms will not exceed eight (8).
4. The Maher Street entrance will be gated and used only for emergency access.
5. The outdoor lighting will be glare shielded and non-directional.
6. All rooms will have internal entrances from the new lodge.
7. No trees or shrubbery will be removed unless approved by the City's Urban Forester.
8. The design of the proposed lodge will be Victorian style.
9. If sold, the property must be an owner occupied lodge; spa and muscle massage therapy center or a residential property.

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn / 455-3902

Tom Martin / 455-3909

ATTACHMENT(S):

- Ordinance
- PC Report
- PC minutes
- Vicinity Zoning Pattern
- Vicinity Proposed Land Use
- Site plan
- Narrative
- Petition of Opposition
- Neighborhood Meeting Roster

REVIEWED BY: lkp

ORDINANCE

AN ORDINANCE CHANGING A CERTAIN AREA FROM B-1, LIMITED BUSINESS DISTRICT (CONDITIONAL) TO B-1, LIMITED BUSINESS DISTRICT (CONDITIONAL).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG That in order to promote the public necessity, convenience, general welfare, and good zoning practice that Chapter 35.1 of the Code of the City of Lynchburg, 1981, as amended, be and the same is hereby further amended by adding thereto Section 35.1-76._____, which section shall read as follows:

Section 35.1-76._____. Change of a certain area from B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional).

The area embraced within the following boundaries . . .

Tax Map Number 015-13-001 and Tax Map Number 015-13-007

Beginning at a point on the north easterly right of way line of old forest road at the intersection of old forest road and range street; thence along the southerly right of way line of range street the following six calls; along a curve to the right with a central angle of 7 degrees 32 minutes 26 seconds, a radius of 484.94 feet, a length of 63.82 feet with a chord bearing of south 69 degrees 38 minutes 28 seconds west and a chord distance of 63.78 feet to a point; thence south 16 degrees 35 minutes 18 seconds east 15.00 feet to point; thence along a curve to the right with a central angle of 1 degree 58 minutes 05 seconds, a radius of 469.94 feet, a length of 16.14 feet with a chord bearing of north 74 degrees 23 minutes 44 seconds east and a chord distance of 16.14 feet to a point; thence north 14 degrees 37 minutes 13 seconds west 15.00 feet to a point; thence along a curve to the right with a central angle of 22 degree 32 minutes 35 seconds, a radius of 484.94 feet, a length of 190.80 feet with a chord bearing of north 86 degrees 39 minutes 04 seconds east and a chord distance of 189.57 feet to a point; thence north 31 degrees 34 minutes 14 seconds east 45.88 feet to a point; thence leaving said right of way line of range street south 72 degrees 06 minutes 46 seconds east 236.84 feet to a point on the southerly right of way of Mayer Street; thence with the southerly right of way line of Mayer Street along a curve to the right with a central angle of 14 degrees 39 minutes 33 seconds, a radius of 600.55 feet, a length of 153.65 feet with a chord bearing of south 50 degrees 08 minutes 32 seconds east and a chord distance of 153.23 feet to a point; thence leaving the right of way line of Mayer Street south 41 degrees 23 minutes 59 seconds west 36.65 feet to a point; thence south 41 degrees 23 minutes 59 seconds west 229.50 feet to a point; thence north 51 degrees 27 minutes 01 second west 252.36 feet to a point on the northerly side of a 40 foot right of way; thence along said right of way south 31 degrees 35 minutes 59 seconds west 242.91 feet to the north easterly right of way line of old forest road; thence with the north easterly right of way line of old forest road the following five calls ; north 17 degrees 44 minutes 32 seconds west 78.61 feet to a point; thence north 20 degrees 14 minutes 22 seconds west 22.77 feet to a point; thence north 69 degrees 45 minutes 38 seconds east 10.00 feet to a point; thence north 20 degrees 14 minutes 22 seconds west 98.86 feet to a point; thence along a curve to the left with a central angle of 12 degree 15 minutes 26 seconds, a radius of 788.94 feet, a length of 168.78 feet with a chord bearing of north 26 degrees 22 minutes 05 seconds west and a chord distance of 168.46 feet to the point of beginning, containing approximately 3.21 acres.

. . . is hereby changed from B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional), subject to the conditions setout herein below which were voluntarily proffered in writing by the owner, namely: Robert D. Crocker and Wanda E. Brooks – Crocker, to wit:

1. The property will be developed in substantial compliance with the site plan dated 12/09/03 and revised 1/30/04.
2. The length of construction, once started, will not exceed two (2) years.
3. The number of lodging rooms will not exceed eight (8).
4. The Maher Street entrance will be gated and used only for emergency access.

5. The outdoor lighting will be glare shielded and non-directional.
6. All rooms will have internal entrances from the new lodge.
7. No trees or shrubbery will be removed unless approved by the City's Urban Forester.
8. The design of the proposed lodge will be Victorian style.
9. If sold, the property must be an owner occupied lodge, spa and muscle massage therapy center or residential property.

And the Director of Community Planning and Development shall forthwith cause the "Official Zoning Map of Lynchburg, Virginia" referred to in Section 35.1-4 of this Chapter to be amended in accordance therewith.

Adopted:

Certified:

Clerk of Council

036L

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission

From: Planning Division

Date: February 25, 2004

Re: **REZONING: B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional) to amend previously approved proffers at 2134 Old Forest Road**

I. PETITIONER

Mr. Robert D. Crocker, 2134 Old Forest Road, Lynchburg, VA 24501

Representative: Mr. Robert D. Crocker, 2134 Old Forest Road, Lynchburg, VA 24501

II. LOCATION

The subject property is a tract of approximately 2.9 acres located at 2134 Old Forest Road.

Property Owners: Robert D. Crocker & Wanda E. Brooks-Crocker, 2134 Old Forest Road, Lynchburg, VA 24501

III. PURPOSE

The purpose of the petition is to amend previously approved proffers to allow the use of the property as an eight (8) room lodging house.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan which designates this area as Medium Density Residential.
- Petition agrees with the Zoning Ordinance in that a lodging house is a permitted use in a B-1, Limited Business District.

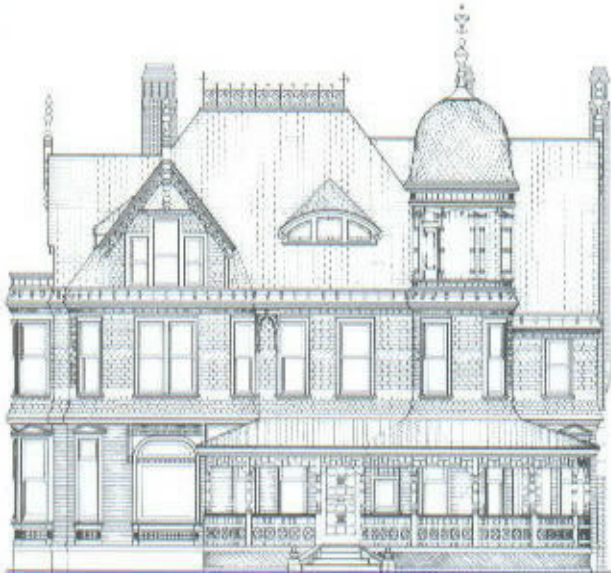
The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends that this area be Medium Density Residential. These areas are characterized by small lot single-family detached housing, duplexes, and townhouses at densities up to twelve (12) units per acre. Where neighborhoods already exist, infill development should be at a compatible density and housing type. In addition to residential uses, they might include public and institutional uses compatible in scale with single-family residential homes. Private recreation uses, including country clubs and swim and racquet clubs, and private open space is also appropriate.
2. **Zoning.** The subject property was annexed into the City in 1958 and was zoned for residential uses until March 10, 1998 when the current B-1, Limited Business District (Conditional) zoning was adopted. The current zoning limits the use of the property to a bed & breakfast, a massage therapy center and limits the size and number of buildings on the property.
3. **Proffers.** The petitioner voluntarily submitted the following proffers with the rezoning application:
 - The property will be developed in substantial compliance with the site plan dated 12/09/03 and revised 1/30/04.
 - The length of construction, once started, will not exceed two (2) years.
 - The number of lodging rooms will not exceed eight (8).
 - The Maher Street entrance will be gated and used only for emergency access.
 - The outdoor lighting will be glare shielded and non-directional.
 - All rooms will have internal entrances from the new lodge.
 - No trees or shrubbery will be removed unless approved by the City's Urban Forester.
 - The design of the proposed lodge will be Victorian style.

- If sold, the property must be an owner occupied lodge, spa and muscle massage therapy center or residential property.
4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed rezoning or use of the property as a lodging house.
 5. **Previous Actions.** The following items in the area have required City Council approval:
 - On August 13, 1996, the City Council approved the Conditional Use Permit petition of Robert D. Crocker to allow the use of the property at 2134 Old Forest Road as a Bed & Breakfast for up to six guests.
 - On March 10, 1998, the City Council approved the rezoning petition of Robert D. Crocker from R-2, Single-Family Residential District to B-1, Limited Business District (Conditional) to allow the use of the property as a Bed & Breakfast and a massage therapy center.
 6. **Site Description.** The subject property is bounded to the north, south, east and west by residential uses, primarily single-family homes and vacant land.
 7. **Proposed Use of Property.** The purpose of the rezoning is to amend previously approved proffers to allow the renovation of the existing residence and to allow the use of the property as a lodging house, massage therapy center and spa.
 8. **Traffic and Parking.** The City Traffic Engineer has no comments of concern regarding the subject petition. The proposed use is not expected to generate a significant amount of traffic other than what currently exists. The petitioner has voluntarily proffered to gate the Maher Street entrance and use it only for emergency access. This will result in all lodge and spa traffic being directed to Old Forest Road. This will minimize any adverse impacts to the neighborhood relating to traffic.
 9. **Stormwater Management.** A stormwater management plan will be required for the building and parking additions because disturbed areas will exceed 1,000 square feet. Storm water management will be addressed by using "Best Management Practices" (BMP's). A stormwater management plan will be required prior to final site plan approval.
 10. **Impact.** The petition proposes to rezone the property from B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional) to amend previously approved proffers. The current proffers limit the use of the property to a Bed & Breakfast, Massage Therapy and a Spa. The petitioner is proposing to demolish portions of the existing structure and construct a new 26,000 square feet "Victorian" style lodge for up to eight (8) guests, while also maintaining the massage therapy and spa business. During construction the petitioner proposes to lease four (4) rooms that are above the current massage therapy and spa building. After construction is complete all lodging rooms would be in the new structure with access limited to within the lodge.

A Victorian house can be characterized by three styles of architecture, Italianate, Eastlake-Stick, and Queen Anne. The style that most closely resembles the petitioner's proposal is Queen Anne. This style has gabled or hipped roofs with second story projections and corner turrets. Gabled ends have stylized relief decoration or are ornamented with heavy timbers.



Queen Anne

The petitioner held a neighborhood meeting on Monday, February 2, 2004 to discuss the proposal with the neighborhood. Members of City staff were in attendance at this meeting. Concerns voiced at the meeting were related to time of construction, lighting, traffic and design of the proposed lodge. The proffers voluntarily submitted by the petitioner adequately address the concerns of the neighbors present at the meeting and the Planning Division. While the proposed use of the property should have little adverse impact on the neighborhood, the Planning Division can not support any future expansions of the facility beyond what is contained within this petition.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on January 20, 2004. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to the City Council approval of the petition of Robert D. Crocker & Wanda E. Brooks-Crocker to rezone approximately 2.9 acres at 2134 Old Forest Road from B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional) to amend previously approved proffers.

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. R. Douglas Dejarnette, Fire Marshal
Ms. Judith C. Wiegand, Senior Planner
Mr. J. Lee Newland, Director of Engineering
Mr. Gerry L. Harter, Traffic Engineer
Mr. Karl Cooler, Building Commissioner
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent White, Environmental Planner
Mr. Robert Crocker & Ms. Wanda Brooks-Crocker, Petitioners

VII. ATTACHMENTS

1. **Vicinity Zoning Pattern**
(see attached map)
2. **Vicinity Proposed Land Use**
(see attached map)
3. **Site Plan**
(see attached site plans)
4. **Narrative**
(see attached narrative)
5. **Petition of Opposition**
(see attached petition)
6. **Neighborhood Meeting Roster**
(see attached roster)

Petition of Robert Crocker to rezone approximately 2.9 acres at 2134 Old Forest Road from B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional) to amend previously approved proffers and allow the use of the property as a lodging house.

Mr. Martin reviewed the petition, explaining that this property was annexed into the City in 1958, not 1926 as indicated in the Planning Division's report. He said the proposed rezoning was to amend a previously approved site plan and proffers, originally approved in 1998, to allow the construction of an approximately 26,000 square foot lodge for up to eight guests. He explained that while the proposed lodge was being constructed, a total of four guests would be allowed to stay in the existing spa building. Mr. Martin said the Comprehensive Plan recommended a medium-density residential use for this property, which would allow up to 12 units per acre. He added that the petitioner held a neighborhood meeting on February and explained that the majority of the comments voiced at that meeting were related to the length of time of construction, lighting, traffic and the design of the proposed lodge. He said that the proffers submitted by the petitioner adequately addressed the concerns of the Planning Division, and the Planning Division felt that there should be little or no adverse impact on the site other than what currently exists. Mr. Martin concluded by saying that the Planning Division did recommend approval of this petition; however, he said, the Planning Division would not support any future development of the site.

Mr. Robert Crocker and Ms. Wanda Brooks-Crocker, 2134 Old Forest Road, petitioners, addressed the Planning Commission. Mr. Crocker said currently there were new additions built on this property, which included a spa, a salon, and a lodge. He said currently they were living in a house they think was built in 1916. He said he was asking for a petition to demolish his home and connect the two buildings together and build a beautiful Victorian building and landscape the property as nice as possible. He said they do lodging as a short-term bed and breakfast, and he has been doing lodging through a number of retirement people. Mr. Crocker said they wanted to build an eight-room lodging house in which people could stay a week, a month, or a year. He said that every structure on his property meets code except the residence they live in, and added that a structural engineer recommended that the existing house be demolished. He said they built a two stage addition around the house to live in, and then tear the house down. He noted that this project would include a full size residence for him and his wife on the second floor. Mr. Crocker said the architects, the City, and he agreed 100 percent to attach the two buildings by hooking the concrete foundations together, which would make a more stable building instead of being separated. He said he knew he caused a disturbance by having a business in a residential neighborhood, and added that he was trying to address every complaint from the neighbors. He said they had been working closely with the City over the years.

Mrs. Rebecca Poe, 2117 Broadway Street, spoke against the petition. Mrs. Poe said she and her husband had lived at this address for 28 years, and that Mr. Crocker's property abuts her back yard. She said Mr. Crocker had been constantly building on that site for the last five years, and added that what he proffered to the City and what he actually built were usually two very different things. She explained that in 1998 the Planning Commission voted unanimously against Mr. Crocker having the B-1 zoning; however, City Council voted to approve the request. Since then, she said, the 1,800 square foot exercise room he requested to add on to his muscle therapy business, which was located in the garage, ended up being a two-story building with full basement for a total of 3,700 square feet. She said in the City's Comprehensive Plan, dated 2002, it stated that "where neighborhoods already exist development should be compatible with present housing types and compatible in scale with single-family, residential homes". Ms. Poe commented that the neighborhood was predominately made up of bungalow type homes. She asked the members of the Commission if they sincerely believed that a three-story, Victorian, 26,000 square foot mansion conformed to the current housing in that area. She said at any one time, there are 20-30 cars in the three parking lots around the site.

Mrs. Poe said that Mr. Crocker had purchased two lots across Maher Street to the north to Broadway Street. She said originally those two lots had been included in the rezoning petition but had been removed.

She added that the neighbors had been told that the lots would remain vacant to provide more of a buffer between the Crocker's business and the neighborhood, and they wanted clarification at this meeting that indeed nothing would be built. She said they had discovered that Mr. Crocker was shown as the owner of Range Street at the end of Maher Street. She said the 30-inch concrete drain under Maher Street had been closed by the City and Mr. Crocker had filled that area, landscaped, and planted grass. She said when it rained heavily, water stood several inches deep on those lots, and Maher Street was sagging.

Mrs. Poe told the Commission that at the beginning of this process, Mr. Crocker had proposed the installation of a commercial kitchen for banquet facilities in the lodging house, and she wanted to be assured that the plan had been dropped from the petition. She asked if Mr. Crocker's \$300,000, 26,000 square foot Victorian mansion would increase the real estate taxes of the neighborhood. She said most of the residents were retired, or soon to be retired, and were on fixed incomes. She said if taxes became so high that the owners did not have enough money to keep up their property, then the neighborhood would become a slum. Mrs. Poe said since Mr. Crocker was building these buildings himself for public use, he should be required to get a Class A contractor's license or hire a licensed contractor.

Mr. Crocker gave a rebuttal. Mr. Crocker said several neighbors asked him if he wanted them to come to this meeting for support, but he told them that he did not think it was necessary for them to attend. He said he communicated constantly with the neighbors and addressed all of the situations. He added that Mrs. Poe does live behind his house with a street separating them. He said the woman who owned the lots behind his property tried to sell her lots to him, and he finally purchased the property. Mr. Crocker said the City suggested that he leave the lots vacant as an added buffer between his property and the neighbors. He said the road conditions that Mrs. Poe mentioned only bothered her and not anyone else. He said the road was the City's responsibility to do something with.

Mr. Crocker said the proposed house was very big and would be functional. He said he had a garden shed for his tools and lawn mowers in the corner of the site. He said he did build an enclosed shed which he did not get a permit for so the City made him tear the shed down. He told the Commission that they then put a vinyl sided garden shed on the site and said they were trying to landscape a beautiful facility. Mr. Crocker added that they were not interested in a commercial kitchen or restaurant, but had been asked several times to have wedding receptions on the site. He said the current zoning of the property did not allowed banquets. He concluded by saying that he had a Class A contractor putting bids in on the building construction.

Chair Dahlgren asked if Mr. Crocker needed to have a Class A license if he built the house himself.

Mr. Martin said he checked with Mr. Karl Cooler, Building Commissioner, and Mr. Cooler stated that since it was a rooming house Mr. Crocker would need to be a licensed contractor in order to construct the home.

Mrs. Poe was given the opportunity to rebut. She said she had no rebuttal, but wanted certain concerns recorded in the minutes.

Chair Dahlgren mentioned a letter addressed to Ms. Annette Chenault, Planner II, stating that the facility was going to have twelve rooms with a commercial kitchen. He noted that the Commissioners had a petition from several neighbors in opposition to the petition.

Mr. Crocker said they were only allowed to have eight guests and would not have a commercial kitchen.

Mr. Martin said the ordinance states that only eight rooms are allowed in the lodge, and that banquet halls were not allowed in B-1 zoning. Mr. Martin explained that the petition in opposition to the project was submitted before Mr. Crocker held his neighborhood meeting on February 2.

Mr. Crocker said there was no opposition at the meeting he had for the neighborhood.

Commissioner Hamilton asked Mr. Art Tolley, Zoning Official, if the enforcement of the proffers that Mr. Crocker had submitted in 1998 had been that egregious?

Mr. Tolley said over the years the City had received calls concerning Mr. Crocker's property. He added that none of the incidents had been too egregious.

Commissioner Flint asked if this property was on City sewer and if a parking study had been done for the site?

Mr. Crocker said the property was on City sewer and water.

Mr. Martin said a parking study was not conducted, but there were more than enough parking spaces on site.

Commissioner Hamilton asked if everyone would be accessing the property from Old Forest Road.

Mr. Crocker confirmed that everyone would access the site from Old Forest Road.

Commissioner Worthington reviewed the letter in opposition which was signed by several neighbors. He asked Mrs. Poe if, after the meeting with the Crockers, she and her neighbors were satisfied with the agreement they came to with the petitioners.

Mrs. Poe explained that at the meeting at Mr. Crocker's home, Mr. Crocker volunteered to close the entrance to Maher Street and direct all traffic to Old Forest Road; he also agreed to drop the plan for a commercial kitchen. She added that the neighbors were concerned about the style and size of the house, but the main concern was that all construction stops after this project. Mrs. Poe said this meeting was the first time they had heard about joining the two buildings and wanted to know what would be included in that section.

Mr. Crocker explained that they were connecting a basement with two stories. He said the builders and the architects said it would be better structurally to attach the two buildings with the masonry block wall. He said the building would be twenty-five feet wide and would be a hallway. Mr. Crocker said the square footage of this structure was part of the 26,000 square feet.

Commissioner Worthington asked if they normally had more detailed plans when petitions came to the Planning Commission.

Mr. Crocker said he had technical plans, but did not want to pay the architect to go any further unless the project was approved by City Council.

Chair Dahlgren said he understood that the building would be 26,000 square feet and that the Crockers were going to live in half of the house, which was 13,000 square feet.

Mr. Crocker said there was a three-story lobby, so their private living space would not be the entire 13,000 square feet.

Chair Dahlgren said 26,000 square feet is as large as most grocery stores. He asked if the two year completion date for construction was binding, and asked what would happen if the structure was not complete in that period of time.

Mr. Martin explained that if the structure was not complete within the two –year limit then the City would have to take Mr. Crocker to court.

Ms. Brooks-Crocker said the new structure would be almost the same as the existing building. She said the new building would be larger than the existing building by extending out in the front and would be two-stories tall. She said the old part of the building is approximately 2,500 square feet plus a basement, which is approximately 1,000 square feet.

Chair Dahlgren said that was not exactly the same foot print if the existing building is 2,500 square feet and the proposed building is 26,000 square feet.

Ms. Brooks-Crocker said the new structure would extend toward the front of the property, where the parking would be.

Mr. Crocker said everything would be moved toward the front of the building. He said all of the traffic would go through the front of the house, the parking would be moved from the side and back of the house to the front of the house, and the side entrances would be removed.

Commissioner Echols said this plan and presentation was so chaotic that he could not make sense of it. He suggested that Mr. Crocker bring his architect in to explain the project.

Chair Dahlgren said the building was very out of character and he felt uncomfortable that the Planning Commission did not have more information on the plans. He said he did not think he could support this petition.

Commissioner Worthington concurred with Commissioner Echols and Chair Dahlgren.

Commissioner Hamilton said she did not know what was going to be demolished and what would be built. She said she was not completely clear on the project.

Commissioner Flint said the structure was much bigger than the average house in the neighborhood, but the site was probably large enough to accommodate the size. He said it did have City sewer and with the proffers that were submitted, he said he would support the petition.

After discussion, Commissioner Echols made the motion to deny the petition, which was seconded by Commissioner Worthington and passed by the following vote:

“That the Planning Commission deny the petition of Robert Crocker to rezone approximately 2.9 acres at 2134 Old Forest Road from B-1, Limited Business District (Conditional) to B-1, Limited Business District (Conditional) to amend previously approved proffers and allow the use of the property as a lodging house.”

AYES:	Echols, Dahlgren, Worthington	3
NOES:	Flint, Hamilton	2
ABSTENTIONS:		0